

## STAFF REPORT

DATE October 20, 2015  
PLACE 50 W Gay St  
TIME 3:00 pm

### A CALL TO ORDER

### B APPROVAL OF MINUTES

~3:00 Meeting Summary – September 15, 2015

### C APPLICATIONS FOR CERTIFICATE OF APPROVAL

~3:05 15-10-001 Address: 566 W Rich  
Property Owner: Scott Guiler  
Applicant: Ken Garrett, Segna Associates  
To be reviewed: Council Variance

**Sub-Districts:** West Broad St Arts and Innovation **Dodge Park**

**Code Reference:** 3323.07 (C) Rezoning and variance review and recommendation

#### Staff Observations:

566 W Rich is located at the corner of Rich and Gift streets within the Dodge Park sub-district. The existing warehouse is occupied by the Ethical Arts Collective including Peace Love Bling, a locally-based, handcrafted jewelry line, and World Peaces, a designer and importer of Fair Trade Home Décor, as well as other local artists and businesses.

The building is currently being used for a mix of uses including warehousing, artist manufacturing, art gallery space, and artist work space. Warehousing and art gallery are not permitted uses within the Dodge Park sub-district and artist manufacturing is permitted only as an accessory use. The applicant has applied for a Council Variance for use and is requesting Board recommendation to City Council.

The new use will require 4 parking spaces and 2 bicycle parking spaces. The existing site does not allow for parking spaces and the application includes a request for a parking modification to 0 spaces.

#### Applicable Code Land Use Standard:

Standard	Dodge Park District	Staff Comments
Warehousing	Not listed as permitted use	Consistent with plan recommendations- see notes below
Art Gallery	Not listed as permitted use	Consistent with plan recommendations- see notes below
Artist Manufacturing, <10,000 SF	Permitted as an accessory use	Consistent with plan recommendations- see notes below

**Applicable Plan Recommendations:**

Standard	Dodge Park	Staff Comments
Medium-density mixed residential	<ul style="list-style-type: none"> <li>Includes single-family, duplexes, and townhouses</li> <li>Existing commercial, light-industrial, and institutional uses are recognized and supported but are limited to existing footprints and must comply with zoning and other regulations.</li> </ul>	While the plan recommends strategic infill of single-family homes within the Dodge Park neighborhood, it also recognizes that each district within East Franklinton should incorporate a diverse mix of land uses. The plan recommends that existing commercial, light-industrial and institutional uses to be recognized and supported but limited to existing footprints. The plan also recommends the maintenance of existing quality commercial and industrial structures on W Rich Street, in the Dodge Park area and conversion of the buildings into mixed use as opportunities arise.
Community Based Principles – Vision	Throughout the district, mix new and historic buildings, respect existing, appropriate businesses, emphasize a strong, visible presence for arts, and other creative activities along public streets. (P. 3.3)	See notes above
Overview	The Dodge Park Neighborhood calls for strategic infill of single-family affordable and market-rate houses to reinforce the character of this neighborhood and ensure ongoing affordable housing options. (P. 4.3)	See notes above
	While each area possesses unique characteristics that will shape its future development, many of these strategies will apply equally across the entire neighborhood. Above all, each area should incorporate a diverse mix of land uses. (P. 4.3)	See notes above
Urban Design and Character Dodge Park W. Rich Street	Maintenance of existing quality commercial/industrial structures; conversion to mixed use as opportunities arise. (P. 4.16)	See notes above

**Applicable Code Development Standards:**

Standard	Art and Innovation District	Staff Comments
Parking	<p>Use of Record: Auto Repair 4 spaces required/0 existing</p> <p>Warehouse (4647 SF): 5 Manufacturing (1394 SF): 2 Artist work/office (980 SF): 3 25% reduction= 8 spaces 8 - 4 = 4 spaces required</p> <p>2 Bicycle parking spaces required</p>	Modification from 4 to 0 spaces

The East Franklinton Creative Community District Plan recommends medium-density mixed residential for the Dodge Park sub-district through strategic infill of single-family homes and support for existing commercial, light-industrial and institutional uses on existing footprints. The plan recognizes that each district within East Franklinton should incorporate a diverse mix of land uses and recommends the maintenance of existing quality commercial and industrial structures on W Rich Street, in the Dodge Park area, and the conversion of such structures into mixed use buildings as opportunities arise. The proposed mixed use of warehousing, art gallery and artist manufacturing within an existing industrial building is consistent with the recommendations of the EFCCD Plan. Staff supports Board recommendation of approval to Columbus City Council.

Off-street parking cannot be provided due to the existing building and site conditions. A reduction in parking for the site is consistent with the East Franklinton District and Plan and contributes to the urban, walkable environment of East Franklinton. Staff recommends approval with a parking modification from 4 to 0 parking spaces. Board approval of the parking modification should be motioned separately and conditioned on approval of the Council Variance for use by City Council.

**Recommendations:**

Conceptual Approval

Approval

Approval with  
Conditions

Disapproval

**Conditions:**

1. Approval of CV for use by City Council

~3:20

15-10-002

Address:

532 and 536 W State Street

Property Owner:

NWD Franklinton, LLC

Applicant:

Zachary Graham

To be reviewed:

Demolition

**Sub-Districts:**

West Broad St

Arts and Innovation

Dodge Park

**Code Reference:**

3323.11 (H) Demolition Permits

**Staff Observations:**

NWD Franklinton, LLC recently acquired multiple parcels throughout East Franklinton with the purchase of the Byers properties. The applicant is proposing to demolish two gable-front brick cottages at 532 and 536 W State Street that were constructed prior to 1887. Both of the structures are single-family residences approximately 900 SF in area. Randy Black, the Historic Preservation Officer for the City of Columbus, conducted a site visit and determined that the properties would not be eligible for the Columbus Register of Historic Places.

**Demolition Permit Review:**

Standard	Staff Comments
Replacement use reviewed and approved by EFRB	No replacement use proposed
If no replacement structure or use is proposed, a plan detailing how the property will be maintained has been reviewed and approved by the Board.	Applicant proposes to incorporate building pad into adjacent property and fill/grade and seed until future development plans are announced.
Is the property eligible for Columbus or National Registers of Historic Places?	Not eligible

**Recommendations:**

Conceptual Approval

Approval

Approval with  
Conditions

Disapproval

**Conditions:**

Address: 509 W Chapel  
 Property Owner: Theodore G. Manfrass, Jr. and Kate M. McCanna  
 Applicant: Theodore G. Manfrass, Jr. and Kate M. McCanna  
 To be reviewed: Mixed use: Single-family dwelling and flex rental space

**Sub-Districts:**

West Broad St

Arts and Innovation

Dodge Park

**Code Reference:**

3323.19 Uses

3323.21 Development Standards

**Staff Observations:**

The applicant is proposing to construct a new, three-story, mixed use building that will include a single-family residence for the Manfrass/McCanna household and a small rental unit on the first floor. The rental space may be used for office, artist work space, retail, eating or drinking or a second dwelling unit. 509 W Chapel is located within the Arts and Innovation sub-district, and all proposed uses for the new structure are permitted.

The site is currently vacant and is a corner lot on Chapel Street and May Avenue. The new structure will provide an entrance for the rental unit on Chapel Street and an entrance and car port for the single-family residence on May Avenue. The car port will house one (1) vehicle for the primary residence. The single-family residence will also have two roof-top balconies on the second and third floor, as well as a living roof on 85% of the third floor roof. Exterior materials include white brick, corten, and hardie board on the elevations and decorative gravel for the landscape. The applicant is requesting modification of the parking, side yard and rear yard standards. An application was submitted for the alley to be vacated in August; however, the application was not supported by planning staff due to uncertainty about future development on surrounding parcels.

**Applicable Code Land Use Standard:**

Standard	Arts and Innovation	Staff Comments
Mixed Use	Permitted Use	Consistent
1 or 2 dwelling unit	Permitted Use	Consistent
Eating and Drinking	Permitted Use	Potential use for rental space
Office	Permitted Use	Potential use for rental space
Retail <10,000 SF	Permitted Use	Potential use for rental space
Artist Work Space	Permitted Use	Potential use for rental space

**Applicable Code Development Standards:**

Standard	Art and Innovation District	Staff Comments
Minimum Front Yard	0'	Consistent
Maximum Front Yard	None (Single and two- family)	
Minimum Parking Setback	Rear of principle building	Consistent
Minimum Side Yard	3'	2' on east side yard
Minimum Fence/Wall Setback	0'	N/A
Minimum Rear Yard	15% of lot area	6'2" setback (~7.5% of lot area)
Minimum Building Frontage	60%	Consistent
Maximum Bldg Height	5 stories or 60'	Consistent
Building Frontage	All Buildings shall front on Public street	Consistent
Lighting	3323.21	No exterior lighting proposed
Graphics	3323.21	No graphics proposed
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	Consistent

Parking	1 unit dwelling = 2 parking spaces Most intense proposed rental use: Eating and drinking= 5 parking spaces and 2 bicycle parking spaces (includes 25% reduction)	1 parking space provided for primary single-family residence.  Applicant is requesting a parking reduction of 6 spaces.
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**Applicable Plan Land Use Recommendation:**

Standard	Arts and Innovation	Staff Comments
Neighborhood Mixed Use	16-45 du/acre	Consistent As a single-family unit, 23 du/acre As a two-family unit, 46 du/acre

**Applicable Plan Development Standards:**

Recommendation	Standard	Staff Comments
Land Use Compatibility	<ul style="list-style-type: none"> <li>When a proposed use is compatible with adjacent uses, it should be supported.</li> </ul>	Consistent
Density	<ul style="list-style-type: none"> <li>Density of infill development should be consistent with the recommendations of the East Franklinton plan.</li> </ul>	Consistent
Architecture—Mixed-Use, Commercial, Multifamily and institutional buildings	<ul style="list-style-type: none"> <li>Architecture should be provided that establishes and defines a building’s appeal and enhances the industrial character of East Franklinton.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>In cases where a traditional style is proposed, new buildings should never be literal duplications of historic styles. Instead, new designs should be contemporary interpretations of traditional buildings, especially styles found throughout the city. These interpretations should be similar in scale and overall character to historical precedents, but should differ in terms of detailing.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>All sides of a building should be coherently designed and treated. A consistent level of detailing and finish should be provided for all sides of a building (“foursided” architecture).</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>Street-level facades are recommended to be as transparent as possible to create an attractive pedestrian environment, except for residential spaces on ground floors.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>Buildings with ground-floor residential spaces should have direct access to the public sidewalk and incorporate front stoops or small plazas to contribute to street activity. Multi-story buildings with residential units should incorporate balconies for the same reason.</li> </ul>	Rental space has direct access to the public sidewalk.
Single- and Two-Family Uses	<ul style="list-style-type: none"> <li>The minimum setback for a principal single- and two family building should be zero feet and the maximum setback for a principal building should be ten feet from the public sidewalk.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>Accessory buildings (including, but not limited to, detached garages) should be located at the rear of the principal building (garages should not access directly onto public streets). A curb cut and driveway from a public street is only supportable were no alley exists.</li> </ul>	The proposed car port is accessed from May Avenue. It is open to both sides of the structure.

	<ul style="list-style-type: none"> <li>Single-family and two-family structures should include covered front porches that are at least eight feet deep.</li> </ul>	Not consistent
Parking	<ul style="list-style-type: none"> <li>Parking reductions may be appropriate for higher density, mixed use projects. Shared parking arrangements may be appropriate.</li> </ul>	Consistent
Site Design and Landscaping		
Buffering and Screening	<ul style="list-style-type: none"> <li>Ground-mounted mechanical units and dumpsters should be located to the rear of buildings and screened to their full height on all sides by screening that is complementary to the building in terms of color and materials, or by evergreen plant material.</li> </ul>	Screening is not shown on the site plan. Staff recommends screening the north side of the units to prevent view from Chapel.
Landscaping	<ul style="list-style-type: none"> <li>Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.</li> </ul>	Applicant intends to use planters on north and west side of building. Staff recommends planters or plants to enhance the aesthetic appeal of the site.
Landscape Material	<ul style="list-style-type: none"> <li>All trees (including street trees) should meet the following minimum size at the time of planting: shade trees 2 inches caliper; ornamental trees 1 1/2 inches caliper; and evergreen trees five feet in height. Tree caliper is measured six inches from the ground.</li> </ul>	3321 requires one tree to be planted.
Street Trees and Streetscape	<ul style="list-style-type: none"> <li>Tree-lined residential and commercial streets should be either established or maintained.</li> </ul>	Not consistent.

Overall, the proposed mixed use structure at 509 W Chapel is consistent with the recommendations of the East Franklinton Creative Community District Plan. The proposal includes a single-family residence with an entrance on May Avenue and small rental unit with an entrance on Chapel Street.

The applicant has requested maximum flexibility for use of the rental space on the ground level. Proposed uses for the rental space include a 1-unit dwelling, an office, artist work space, retail or an eating and drinking establishment. Of the proposed uses, eating and drinking is the most intense use and requires 5 parking spaces and 2 bicycle parking spaces. With the proposed parking modification, the applicant will be able to use the space for any other permitted use in the district that has a less intense parking requirement. The applicant is also seeking a parking reduction of 1 space for the primary residence; therefore the total requested reduction is 6 spaces and 2 bicycle parking spaces. The application also includes a request to reduce the east side yard setback to 2' and to reduce the rear yard setback to 6'2".

The applicant is proposing decorative gravel for the front, side and rear yards and has stated their intent to use planters on the north and west elevations for landscaping. Staff recommends the use of such planters or the introduction of plants into the landscape to enhance the aesthetic appeal of the site and recommends screening of the ground mounted mechanical units on the north side (view from Chapel). Use of the decorative gravel for additional parking in the rear yard is not supported.

**Recommendations:**

Conceptual Approval

Approval

Approval with  
Conditions

Disapproval

**Conditions:**

1. Plants incorporated into landscape plan
2. Screening of ground-mounted mechanical units

~4:05      15-10-004      Address:      401 W Town  
Property Owner:      Brick Investment Corporation  
Applicant:      Chris Sherman  
To be reviewed:      Exterior construction and building alterations, Change in use

**Sub-Districts:**      West Broad St      **Arts and Innovation**      Dodge Park

**Code Reference:**      3323.19 Uses  
3323.21 Development Standards

**Staff Observations:**

401 W Town is a mixed use building that includes Strongwater Food and Spirits, artist work and sales space, office, and event space. The applicant is proposing a change in use for 2720 sq. ft. of the space. The new use will be an extension of Strongwater and will be classified as an eating and drinking establishment. In addition to the change in use, the application includes exterior alterations for the new space including new stairs and new windows.

The applicant is requesting a parking modification to reduce the required parking from 17 to 0 spaces.

Note: In January 2014, the applicant received approval for a change in use for 933 sq. ft. of bar space and an associated parking reduction of 10 spaces. The new space was not constructed and is now within the larger 2720 sq. ft. currently under review. The 10 space reduction granted by the EFRB in January 2014 has already been included in the current request.

**Applicable Code Land Use Standard:**

Standard	Arts and Innovation	Staff Comments
Eating and drinking establishment	Permitted Use	Consistent

**Applicable Plan Land Use Recommendation:**

Standard	Arts and Innovation	Staff Comments
Neighborhood Mixed Use	16-45 du/acre	Consistent

**Applicable Code Development Standards:**

Standard	Art and Innovation District	Staff Comments
Parking	Eating and drinking = 1:75 SF 2720 SF = 36 spaces 25% reduction = 27 spaces 3 bicycle parking spaces  10 space parking reduction granted in January 2014	Applicant requesting parking reduction from 17 to 0 spaces And 3 to 0 bicycle parking spaces

**Applicable Plan Development Standards:**

Recommendation	Standard	Staff Comments
Land Use Compatibility	<ul style="list-style-type: none"> <li>When a proposed use is compatible with adjacent uses, it should be supported.</li> </ul>	Consistent
Architecture—Mixed-Use, Commercial, Multifamily and institutional buildings	<ul style="list-style-type: none"> <li>Architecture should be provided that establishes and defines a building's appeal and enhances the industrial character of East Franklinton.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>New construction should be integrated with the existing fabric and scale of development in surrounding neighborhoods.</li> </ul>	Consistent

	<ul style="list-style-type: none"> <li>Street-level facades are recommended to be as transparent as possible to create an attractive pedestrian environment, except for residential spaces on ground floors.</li> </ul>	Consistent
Parking	<ul style="list-style-type: none"> <li>Parking reductions may be appropriate for higher density, mixed use projects. Shared parking arrangements may be appropriate.</li> </ul>	Consistent
Lighting	<ul style="list-style-type: none"> <li>Wall-mounted lights should be directed downward. Soffit-mounted light fixtures should be recessed in the soffit or otherwise fully shielded from view from any property line.</li> </ul>	Consistent

The proposed use of an eating and drinking establishment and associated exterior modifications are consistent with the recommendations of the EFCCD Plan. A reduction in parking is consistent with the East Franklinton District and contributes to the urban, walkable environment of East Franklinton and the reuse of an existing commercial warehouse. Staff recommends approval.

**Recommendations:**

Conceptual Approval

Approval

Approval with  
Conditions

Disapproval

~4:25

15-10-005

Address: 255 S Gift  
Property Owner: ABM Holdings, LLC  
Applicant: Steve Arend  
To be reviewed: Demolition

**Sub-Districts:**

West Broad St

Arts and Innovation

Dodge Park

**Code Reference:**

3323.11 (H) Demolition Permits

**Staff Observations:**

ABM Holdings purchased 255 S Gift from the County in 2014 with the intent to demolish the existing single-family home. At the time of purchase, ABM Holdings understood the house to be in disrepair and to have structural damage. The applicant proposes to demolish the single-family home, fill the basement with engineered fill to existing grade and plant grass. The applicant owns the adjacent property to the north (247-249 S Gift Street) and property to the east (543 W Rich) and will maintain the site on a weekly basis with lawn care services. The applicant may develop the property in the future, but there are no development plans at this time.

**Demolition Permit Review:**

Standard	Staff Comments
Replacement use reviewed and approved by EFRB	No replacement use proposed
If no replacement structure or use is proposed, a plan detailing how the property will be maintained has been reviewed and approved by the Board.	Applicant proposes to fill/grade and seed until future development plans are announced.
Is the property eligible for Columbus or National Registers of Historic Places?	Not eligible

Staff recommends the applicant provide screening between the residential property south of the property and commercial property at 247-249 S Gift Street as part of the maintenance plan for the property. The EFCCD Plan recommends screening between non-residential and residential properties with a six-foot board on board fence or other comparable material; chain link is not acceptable (p. F7).

**Recommendations:**

Conceptual Approval

Approval

Approval with  
Conditions

Disapproval

**Conditions:**

1. Screening on southern boundary of property with material TBD by Board



**D      STAFF ISSUED CERTIFICATES OF APPROVAL**

**E      BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL**

- 577 W Town | Application #15-09-001
1. Council Variance| Reviewed 09/15/2015 | Issued 09/17/2015 (Recommendation)  
566 W Rich | Application #15-09-004
  2. Exterior Alterations| Reviewed 09/15/2015 | Issued 09/17/2015

**F      OTHER BUSINESS**

**G      NEXT MEETING**

Tuesday – November 17, 2015 at 50 W Gay St at 3:00 pm.